

MINUTES
PLANNING BOARD
June 19, 2019

Present: Liz Freeman-Vice Chair, Bert Hamill, Lou Alvarez, Nate Sikkila, Paul Termin, Debbie Deaton

The meeting was called to order at 7:30 p.m.

The Board reviewed the minutes of June 5, 2019. Bert made a motion to approve the minutes as written. Lou seconded the motion and it passed unanimously.

Ed Dekker:

Liz informed the Board Ed Dekker had passed away over the weekend. She noted the many accomplishments Ed had achieved for the Town such as preventing a gravel mine near Waterloo Pond and writing an ordinance for wind farms (with the assistance of Paul and Liz) which eventually resulted in the prevention of a wind farm and many other important items. Ed provided extremely valuable knowledge and insight to the Planning Board for many years. He will be missed.

Selectmen's Report:

Bert told the Board the video of the informational public forum at Mascenic High School regarding a police facility will be on the Town website.

He also informed the Board the Selectmen drove around Town looking at street lighting indicating some lights will be deactivated and there will be some new street lighting.

The New Ipswich Antique Fire Brigade is no longer in existence and the property will be deeded back to the Town.

Shared driveways with 3 or more building lots will have to be named for E911 purposes and must be noted as such on the Mylar for the subdivision. There are 2 instances in Town that have not been named. The residents came before the Selectmen and were instructed to choose a name for their shared driveways.

If there is logging on a parcel, there is potential to damage a Town road. The Selectmen have the authority to request a bond for street repair and will update the existing Weight Limit Ordinance.

New roads in subdivisions:

Liz reminded the Board a Building Permit cannot be withheld if the road is not completed (but is bonded) in a subdivision, however a Certificate of Occupancy can be withheld.

There was discussion regarding the Planning Board requiring periodic inspections of new roads and listing it as a condition of approval by the Planning Board. The inspections should be done at the builders' expense. Adding a checklist (post-subdivision approval including engineering approval for road) to the Building File should be considered prior to granting the Certificate of Occupancy. This would not create more work for the Building Inspector, he would only need to make sure the paperwork is there. If several people need to sign off, things would be less likely to slip through the cracks (i.e. road being finished). The Board asked Debbie to create a checklist.

Waivers:

Liz mentioned accepting waivers is setting a precedent and the Board needs to be careful when granting waivers.

Cancellation of July 3, 2019 meeting:

Liz reminded the Board the meeting on July 3, 2019 has been cancelled.

USA Properties:

Debbie informed the Board Mr. Simpson has responded to the email requesting to continue their Public Hearing from July 17, 2019 to September 4, 2019. He also stated in the email, USA Properties has scheduled a meeting with the Selectmen prior to September.

Bert made a motion to adjourn at 8:40. Paul seconded the motion and it passed unanimously.

Respectfully submitted,

Debbie Deaton
Land Use Clerk